

ORIGINAL PLAT

REPLAT

SCALE: 1" = 30'

30 0 30 60 90 Feet



BRYAN-COLLEGE STATION
HABITAT FOR HUMANITY, INC.
19.438 ACRE TRACT
TRACT ONE, 5155/180

N/F
JAIME R. ROMERO AND
BARBIE ROSELLE ROMERO
LOT 1-C
4197/200

LOT 1-C

N/F
BRYAN/COLLEGE STATION
HABITAT FOR HUMANITY
0.797 ACRE TRACT
6069/68

LOT 1-D

N/F
FIDELA GONZALES
0.40 ACRE TRACT
TRACT II, 947/783

LOT 1-E

N/F
SATURNINO ALMANZA AND
WIFE, MARY G. ALMANZA
REM. LOT 2
1813/340

N/F
FIDELA GONZALES
0.185 ACRE TRACT
TRACT I, 947/783

- LEGEND:
- SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - GRAVEL DRIVEWAY
 - CONCRETE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1-D, W. J. COULTER SUBDIVISION, MORILLE TRACT to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION

OF A
0.797 ACRE TRACT
LOT 1-D
W. J. COULTER SUBDIVISION, MORILLE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1-D, W. J. COULTER SUBDIVISION, MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EXISTING NORTHEAST LINE OF PALASOTA DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1-D AND THE SOUTH CORNER OF LOT 1-C (PLAT 6587/277);

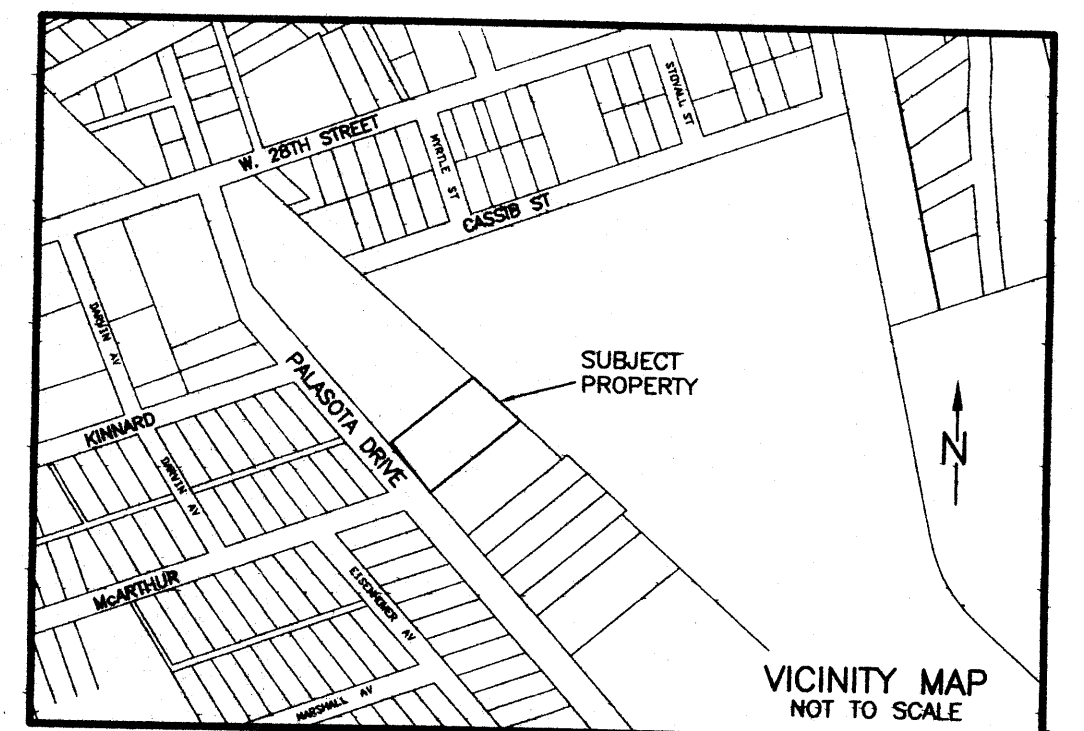
THENCE: N 49° 20' 14" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID LOT 1-C FOR A DISTANCE OF 233.28 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 38' 07" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID 1.03 ACRE TRACT FOR A DISTANCE OF 144.08 FEET TO A POINT MARKING THE EAST CORNER OF SAID LOT 100 AND THE NORTH CORNER OF LOT 1-E (PLAT 6587/277);

THENCE: S 49° 20' 27" W ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID LOT 1-E, AT 1.20 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 253.12 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PALASOTA DRIVE MARKING THE SOUTH CORNER OF SAID LOT 1-D AND THE WEST CORNER OF SAID LOT 1-E;

THENCE: N 40° 43' 14" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 142.68 FEET TO THE POINT OF BEGINNING CONTAINING 0.797 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND MARCH, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



Received

MAY 08 2006

Development & Engineering
Services

REPLAT

OF

LOT 1-D

W. J. COULTER SUBDIVISION
MORILLE TRACT

VOLUME 6587, PAGE 277

0.797 ACRES, STEPHEN F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-22-04
PLAT DATE: 05-02-06

JOB NUMBER: 06-190
CAD NAME: 06-190R2
CRS FILE: 04-0151

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

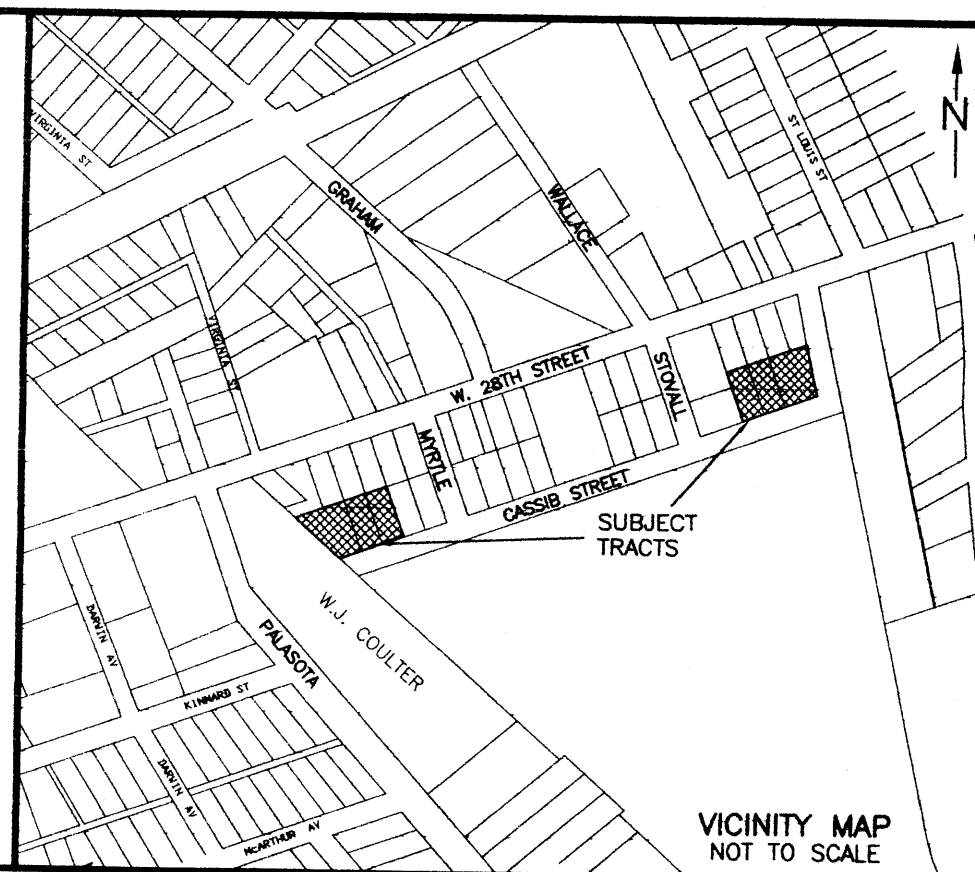
PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

RP06-09



SCALE: 1" = 30'

30 0 30 60 90 Feet



VICINITY MAP
NOT TO SCALE

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

W. 28TH STREET

LOT 5
BLOCK 1

LOT 4
BLOCK 1

LOT 3
BLOCK 1

LOT 2
BLOCK 1

LOT 8
BLOCK 1

LOT 9
BLOCK 1

LOT 10
BLOCK 1

LOT 11
BLOCK 1

LOT 12
BLOCK 1

LOT 13
BLOCK 1

LOT 14
BLOCK 1

LOT 15
BLOCK 1

LOT 16
BLOCK 1

LOT 17
BLOCK 1

LOT 18
BLOCK 1

LOT 19
BLOCK 1

LOT 20
BLOCK 1

LOT 21
BLOCK 1

LOT 22
BLOCK 1

LOT 23
BLOCK 1

LOT 24
BLOCK 1

LOT 25
BLOCK 1

LOT 26
BLOCK 1

LOT 27
BLOCK 1

LOT 28
BLOCK 1

LOT 29
BLOCK 1

LOT 30
BLOCK 1

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ARE ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD AT ALL EXTERIOR CORNER UNLESS OTHERWISE NOTED.

LEGEND:

- STORM DRAIN JUNCTION BOX
- FIRE HYDRANT
- ✱ WATER VALVE

ORIGINAL PLAT

METES AND BOUNDS DESCRIPTION
OF A
0.488 ACRE TRACT
LOTS 8, 9 AND 10 BLOCK 3
STOVALL ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.34 ACRE TRACT DESCRIBED AS TRACT THREE BY A DEED TO BRYAN/COLLEGE STATION HABITAT FOR HUMANITY RECORDED IN VOLUME 5715, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.34 ACRE TRACT AND SAID PORTION OF 1.03 ACRE TRACT COMPRISING ALL OF LOTS 8, 9 AND 10, BLOCK 3, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 149.28 FEET TO A 3/8 INCH IRON ROD FOUND IN CONCRETE ON THE NORTHEAST LINE OF LOT 1-B, REPLAT OF W. J. COULTER'S SUBDIVISION OF MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 8;

THENCE: N 48° 38' 07" W ALONG THE COMMON LINE OF SAID 1.03 ACRE TRACT AND SAID W. J. COULTER'S SUBDIVISION, SAME BEING THE ORIGINAL SOUTHWEST LINE OF SAID LOT 8, FOR A DISTANCE OF 133.88 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 1.03 ACRE TRACT, SAME BEING THE ORIGINAL NORTHWEST CORNER OF SAID LOT 8;

THENCE: N 70° 33' 38" E ALONG THE COMMON LINE OF SAID LOTS 8, 9 AND 10 AND LOTS 4, 5 AND 6, BLOCK 3, FOR A DISTANCE OF 214.58 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 10 AND LOTS 2, 3 AND 11, BLOCK 3;

THENCE: S 19° 26' 22" E ALONG THE COMMON LINE OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 116.87 FEET TO THE POINT OF BEGINNING CONTAINING 0.488 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

METES AND BOUNDS DESCRIPTION
OF A
0.5 ACRE TRACT
LOTS 6, 7, 8 AND 9, BLOCK 1
STOVALL ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 6, 7, 8 AND 9, BLOCK 1, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOTS 6 AND 7;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 177.94 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 1;

THENCE: N 19° 26' 22" W ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 10 FOR A DISTANCE OF 114.98 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF LOT 1, BLOCK 1, MARKING THE NORTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1;

THENCE: N 69° 30' 45" E ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 2, AT 99.88 FEET PASS A 3/4 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 8, CONTINUE ON FOR A TOTAL DISTANCE OF 192.19 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOTS 6 AND 7 AND THE SOUTHEAST CORNER OF LOT 5, BLOCK 1;

THENCE: S 12° 36' 06" E ALONG THE EAST LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 119.35 FEET TO THE POINT OF BEGINNING CONTAINING 0.5 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

SHEET ONE OF TWO
SEE SHEET TWO FOR REPLAT

REPLAT

OF
LOTS 6&7, 8 AND 9, BLOCK 1
AND
LOTS 8, 9 AND 10, BLOCK 3
STOVALL ADDITION
VOLUME 185, PAGE 527
(INCLUDES A PORTION OF A 1.03 ACRE TRACT)
STEPHEN F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 05-02-06

JOB NUMBER: 06-190
CAD NAME: 06-190R1
CR5 FILE: 04-0151 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

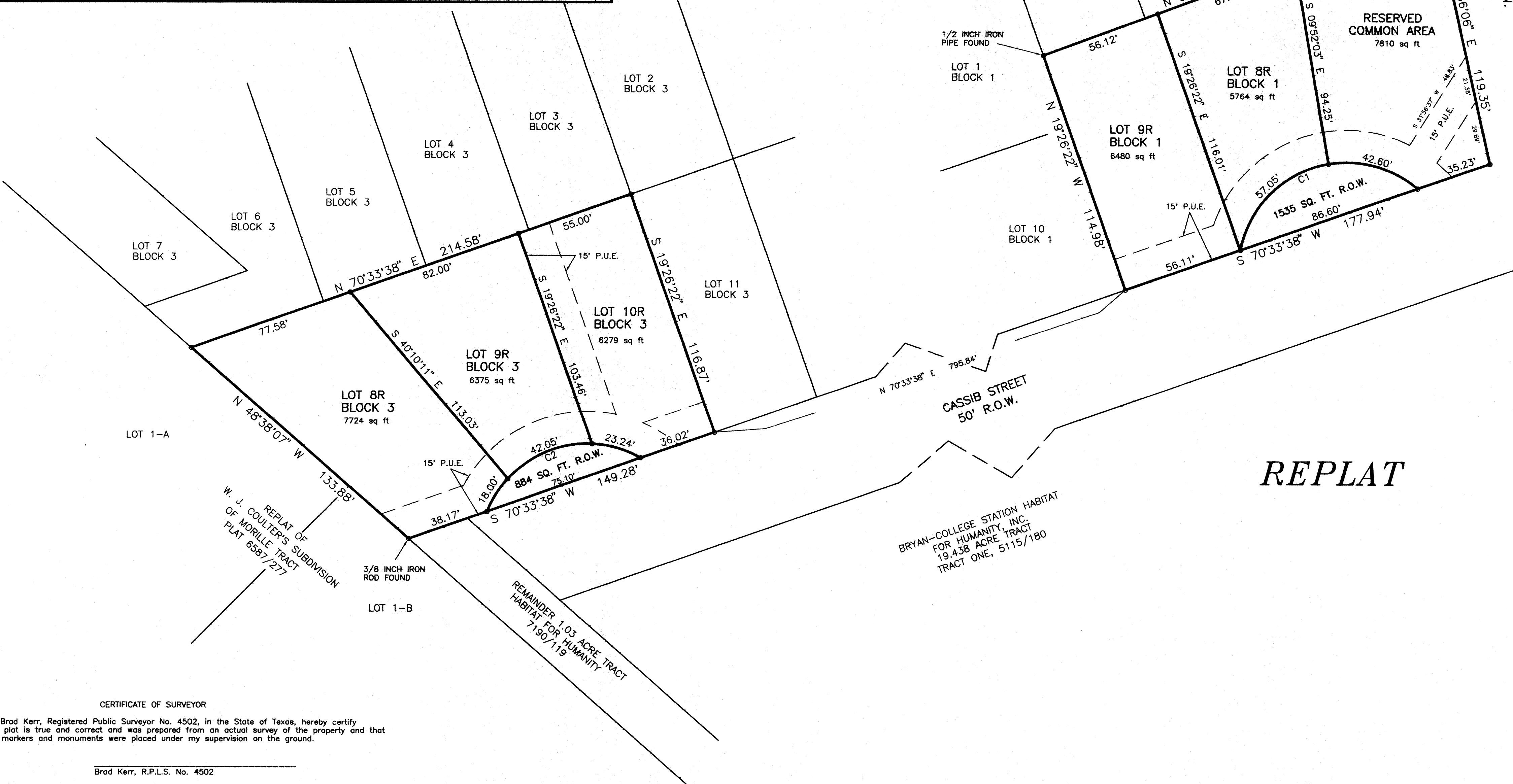
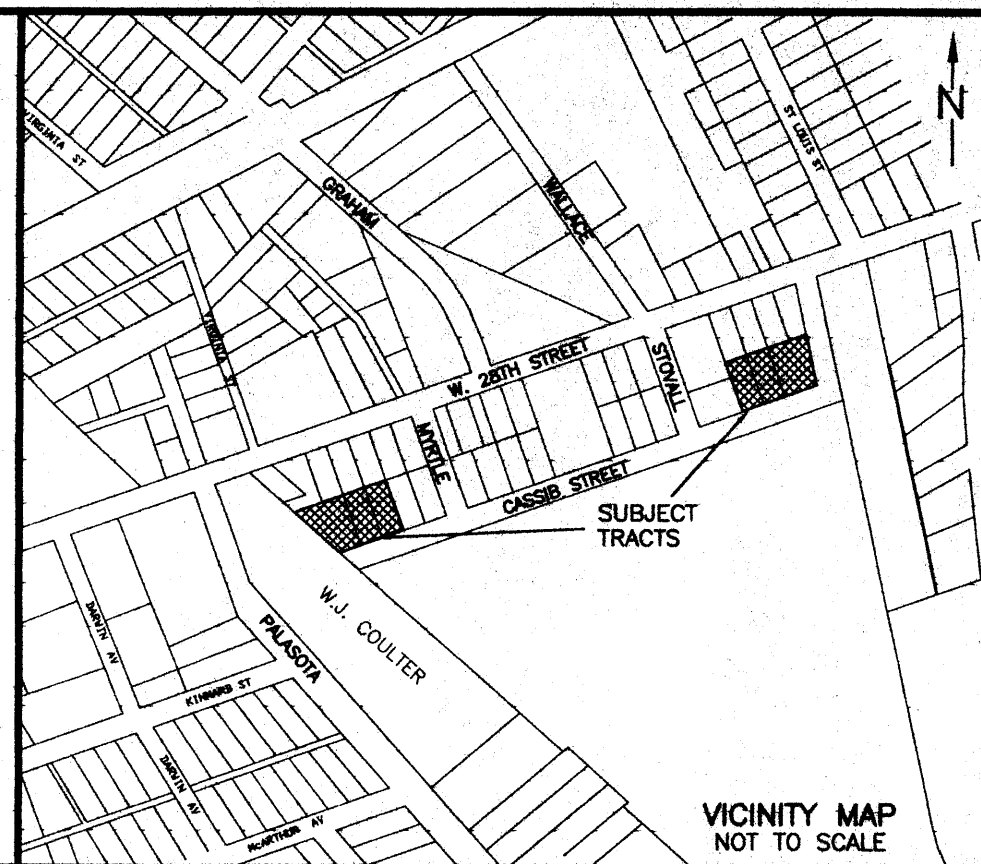
PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

RP06-10



SCALE: 1" = 30'

30 0 30 60 90 Feet



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ARE ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.O.
6. R.O.W. - RIGHT-OF-WAY DEDICATION
7. P.U.E. - PUBLIC UTILITY EASEMENT
8. PROPERTY IS CURRENTLY ZONED "SF-5".

C1	C2
R=50.00'	R=50.00'
D=120'00"00"	D=97'20"50"
L=104.72'	L=84.95'
T=86.60'	T=56.86'
LC=86.60'	LC=75.10'
CB=S 70°33'38" W	CB=S 70°33'38" W

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 8R, 9R and Reserved Common Area, Block 1, and Lot 8R, Lot 9R and Lot 10R, Block 3, Stovall Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

SHEET TWO OF TWO
SEE SHEET ONE FOR ORIGINAL PLAT

REPLAT

OF
LOTS 6&7, 8 AND 9, BLOCK 1
AND
LOTS 8, 9 AND 10, BLOCK 3
STOVALL ADDITION

VOLUME 185, PAGE 527
(INCLUDES A PORTION OF A 1.03 ACRE TRACT)
STEPHEN F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS

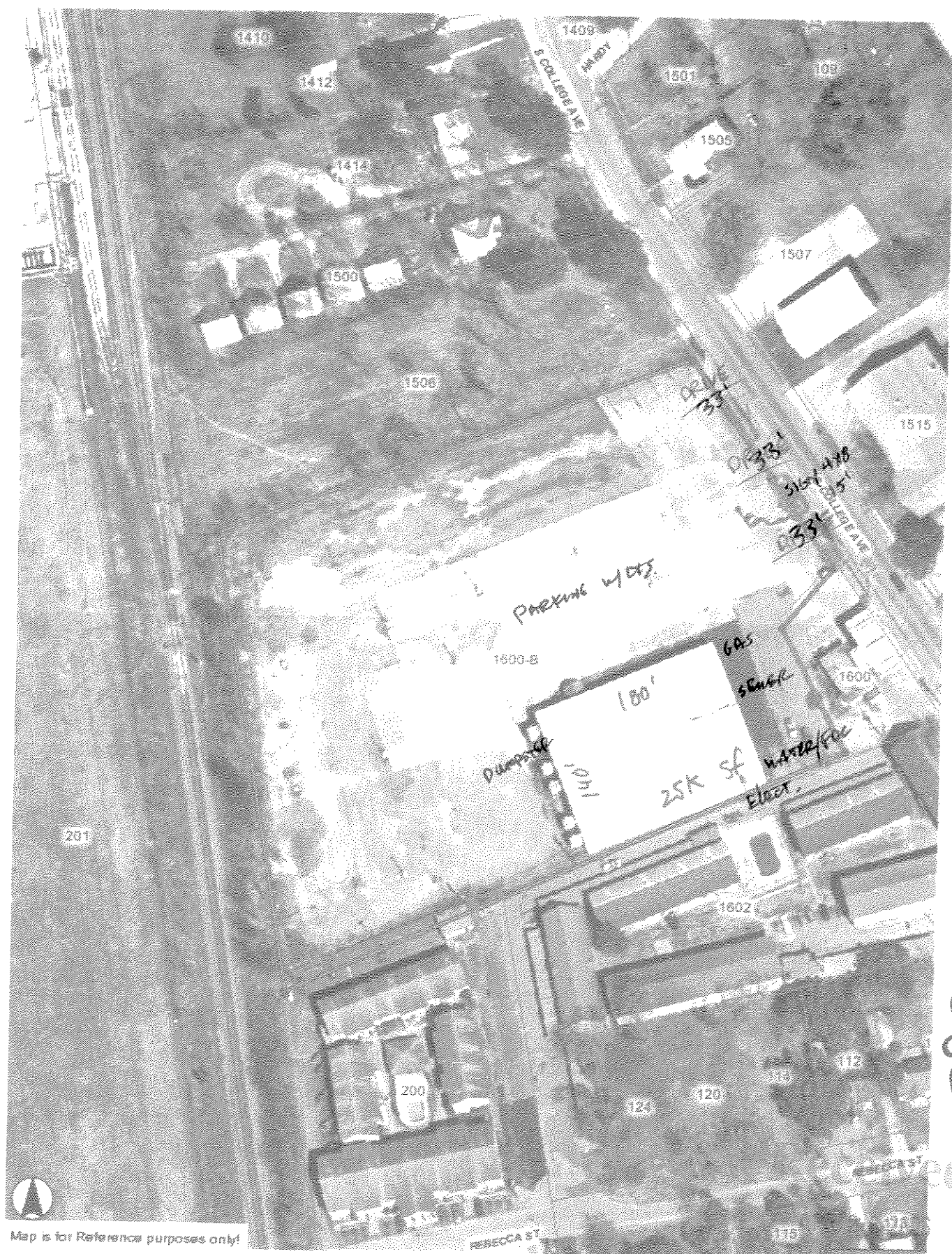


SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 05-02-06

JOB NUMBER: 06-190
CAD NAME: 06-190R1
CR5 FILE: 04-0151 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200



SP06-20

GENERAL NOTES:

1. FIELD VERIFY JOB SIGN AND PERMANENT SIGN LOCATION WITH OWNER AND ARCHITECT PRIOR TO PLACEMENT.
2. FIELD VERIFY ALL SLAB AND SIDEWALK ELEVATIONS PRIOR TO BEGINNING OF SUBGRADE PREPARATION.
3. PROVIDE CONTROL JOINTS IN SIDEWALKS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.
4. PAVEMENT THICKNESS: 6" @ DRIVES, 5" AT PARKING SPACES
5. SEE LANDSCAPE PLAN FOR LANDSCAPE ANALYSIS
6. SIDEWALK - NO SLOPE TO EXCEED 1:20
CROSS SLOPE NOT TO EXCEED 1:50
7. PROVIDE CABLE AND TELEPHONE CONDUIT ADJACENT TO ELECTRICAL AND STUB UP IN ELECTRICAL ROOM.

CITY OF BRYAN SITE REVIEW NOTES:

1. PROPERTY ZONED: PD
2. DEVELOPMENT: PARK HUDSON
3. SETBACKS (PER PARK HUDSON DESIGN GUIDELINES)
SIDE: 15'
REAR: 15'
4. INTENDED USE OF SITE: OFFICE
5. PARKING ANALYSIS:
NEW BUILDING AREA = 6130 SF
REQ'D PARKING (@ 1/300 LEASABLE) = 21 SPACES
TOTAL PARKING PROVIDED = 27 SPACES*
*NOTE: 2 OF 27 SPACES ARE HANDICAPPED ACCESSIBLE W/ RAMP AND PAINTED DESIGNATION.
6. DUMPSTER INDICATED WILL BE SHARED WITH ADJACENT SITE.
7. WASTE STREAM GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT & PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED W/ THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
9. ALL SOLID WASTE CONTAINERS SHALL BE SUPPLIED BY THE CITY OR CITY-PERMITTED CONTRACTOR(S) ONLY.
10. CONTACT SOLID WASTE AT 204-5934 BEFORE POURING CONCRETE AT DUMPSTER PAD.
11. SEE CIVIL DRAWINGS FOR LOCATION OF FIRE HYDRANT(S).

OWNER:

DAVID PRICE HOMEBUILDERS, INC.
DBA LANDMARK BUILDERS
P.O. BOX 2666
BRYAN, TX 77805-2666
PHONE (979) 716-0007

LEGAL DESCRIPTION:

LOT 3, BLOCK 3
PARK HUDSON PHASE SIX
.658 ACRES
JAN. SCOTT SURVEY A-41
BRYAN, BRAZOS CO., TX

ARCHITECT:

THE ARKITEK STUDIO
511 UNIVERSITY DR. E.
SUITE 201
COLLEGE STATION, TX 77840
PHONE (979) 260-2635

the
arkitek
STUDIO
INCORPORATED

511 University Drive East Suite 201
College Station, Texas 77840
Phone 979/260-2635
Fax 979/846-8224
www.arkitek.com

PRELIMINARY

INTERIM REVIEW ONLY.
DOCUMENT IS NOT COMPLETE
AND MAY NOT BE USED FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.
ARCHITECT: CHARLES N. BURGESS
REGISTRATION NO. 7004
DATE 9/20/06

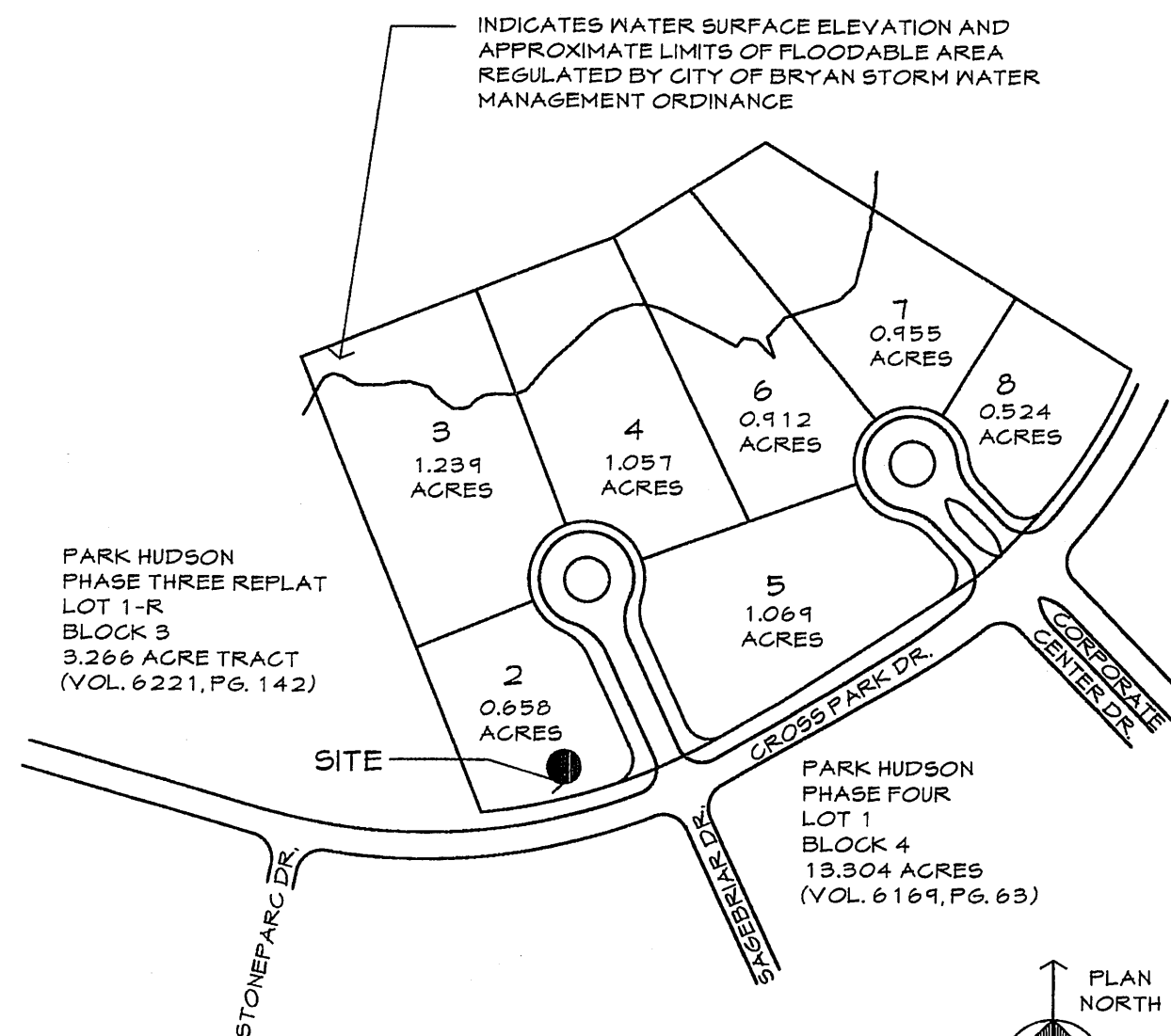
A NEW BUILDING FOR
WILLIAMSBURG AT PARK HUDSON
BRYAN, TEXAS
CROSS PARK DRIVE

REVISIONS	NUMBER	DATE

PROJ. NO. 050112
DATE MAY 2006

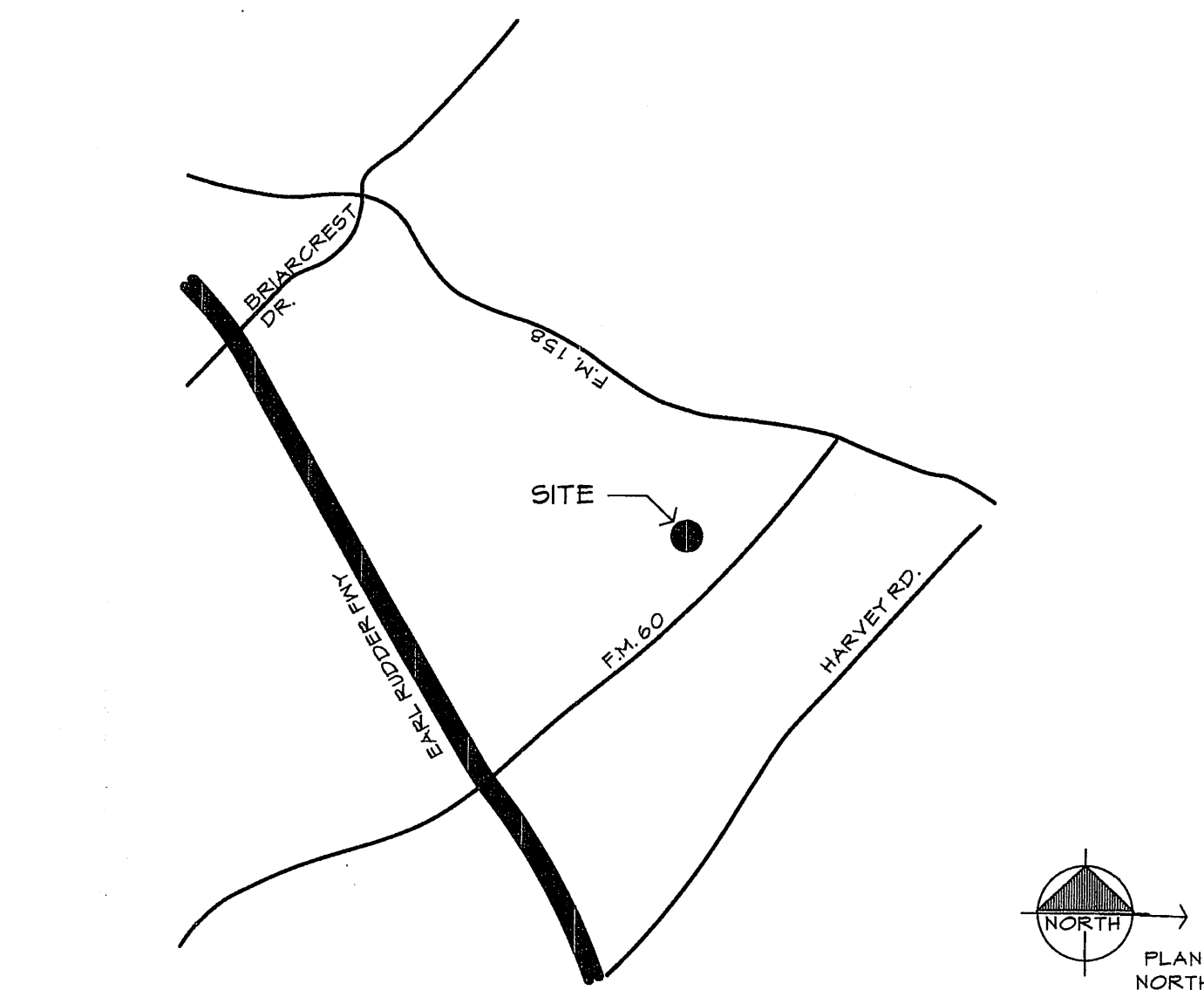
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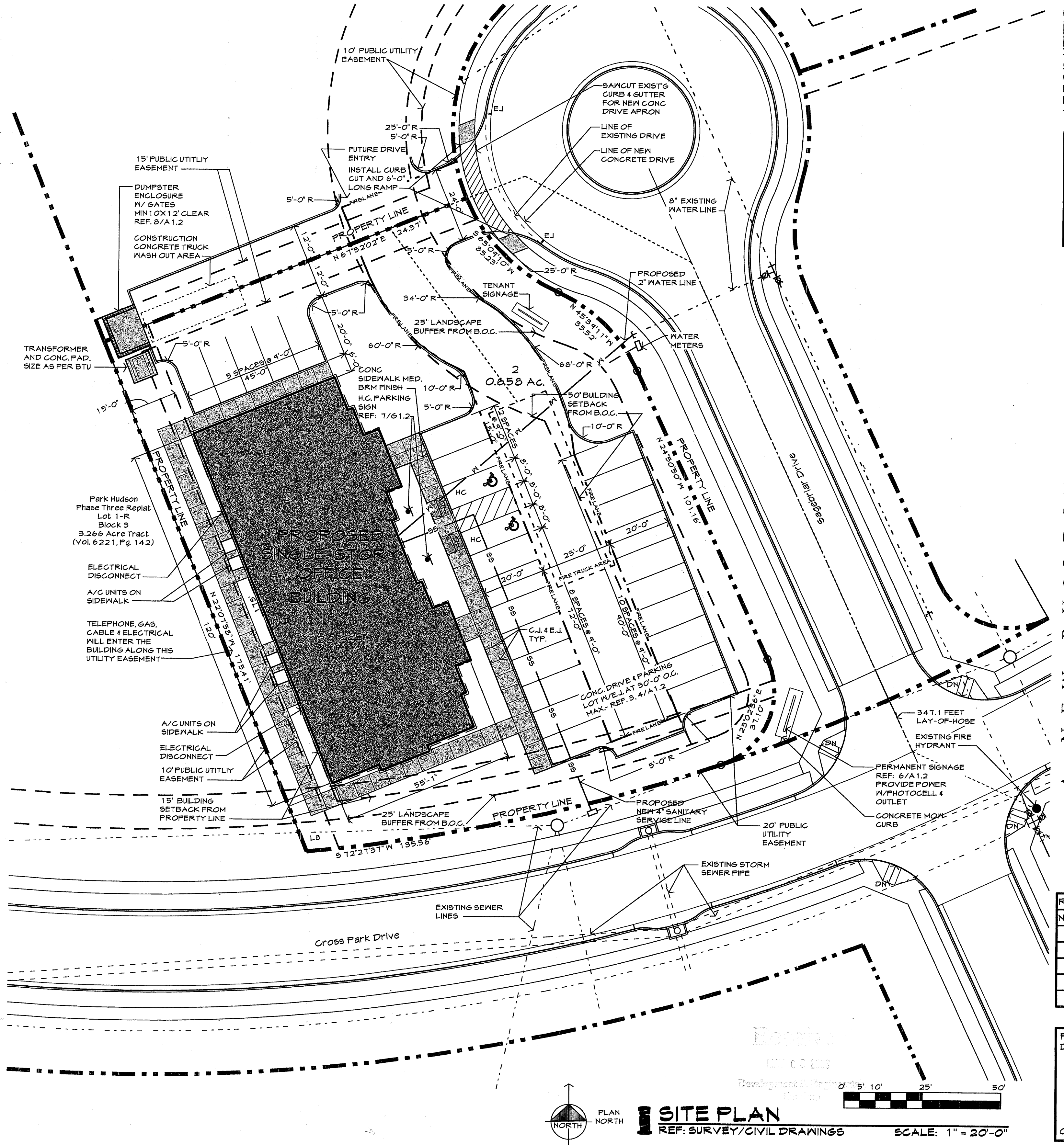
3 DEVELOPMENT MAP

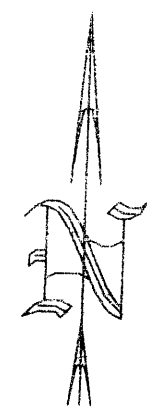
REF: ALL DRAWINGS NOT TO SCALE



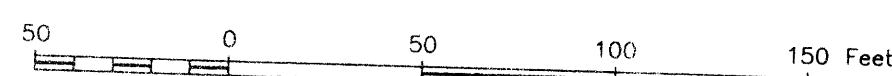
2 VICINITY MAP

REF: ALL DRAWINGS NOT TO SCALE





SCALE: 1" = 50'



WEST 28TH STREET - VARIABLE WIDTH R.O.W.

STOVALL STREET - 50' R.O.W.
(FUTURE TRAILS ROAD)

CASSID STREET
50' R.O.W.

CITY OF BRYAN GPS MON. #36 BEARS:
N 66°46'43" E 5233.15'

POINT OF BEGINNING
5/8 INCH IRON ROD FOUND

N/F SALAZAR BARROS AND
WIFE TRACY
TRACT 1, 1180/642

N/F ROLANDO ROJO
REM. 14-3/8 AC. TRACT
3265/178

1/2 INCH IRON
ROD FOUND

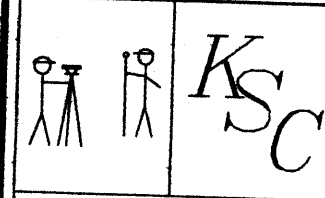
BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
REMAINDER OF 19.438 ACRE TRACT
TRACT ONE, 5115/180

SEE SHEET TWO OF TWO FOR GENERAL NOTES, DESCRIPTION,
LINE TABLES AND CERTIFICATIONS.

SHEET ONE OF TWO

FINAL PLAT OF ANGELS GATE SUBDIVISION PHASE 1

7.99 ACRES, STEPHEN F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 50 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 04-18-06
REVISED: 04-30-06
JOB NUMBER: 06-190
CAD NAME: 06-190F1
CRS FILE: 04-0151

Received

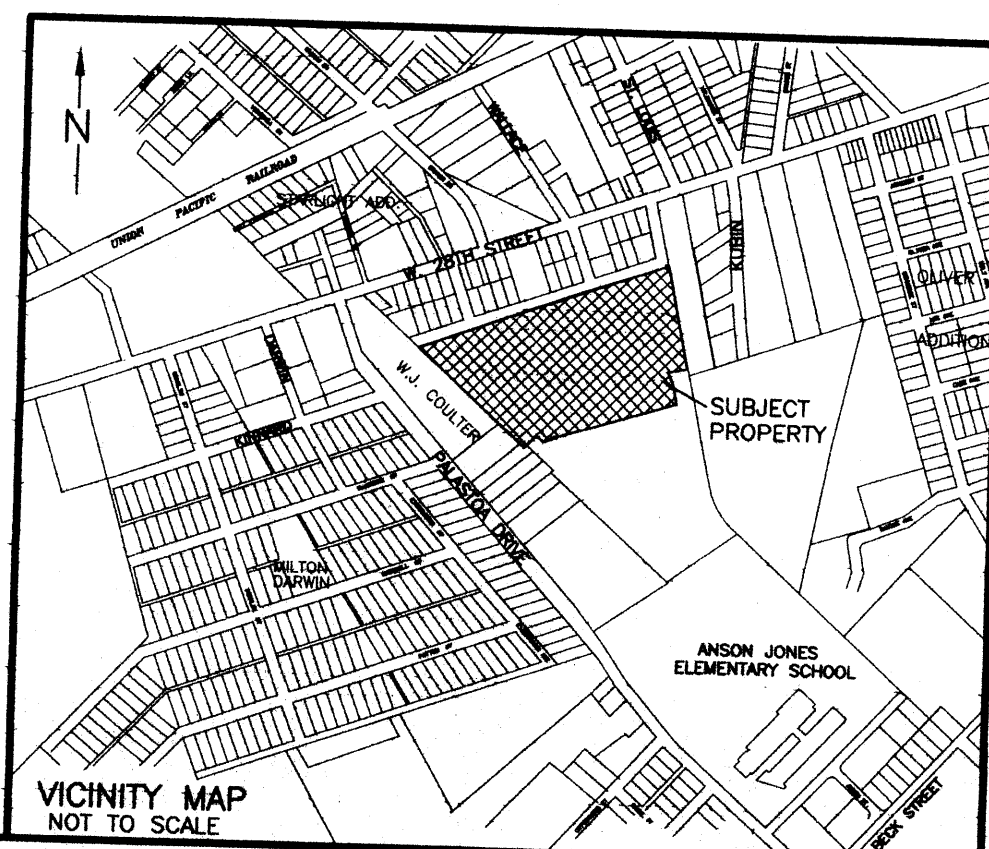
MAY 01 2006

Development & Engineering
Services

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE: (979) 268-3193

ENGINEERS: CSC ENGINEERING
3407 TABOR ROAD
BRYAN, TEXAS 77808
PHONE: (979) 778-2810

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE: (979) 823-7200



VICINITY MAP
NOT TO SCALE

FP06-06 #2

RESIDENTIAL

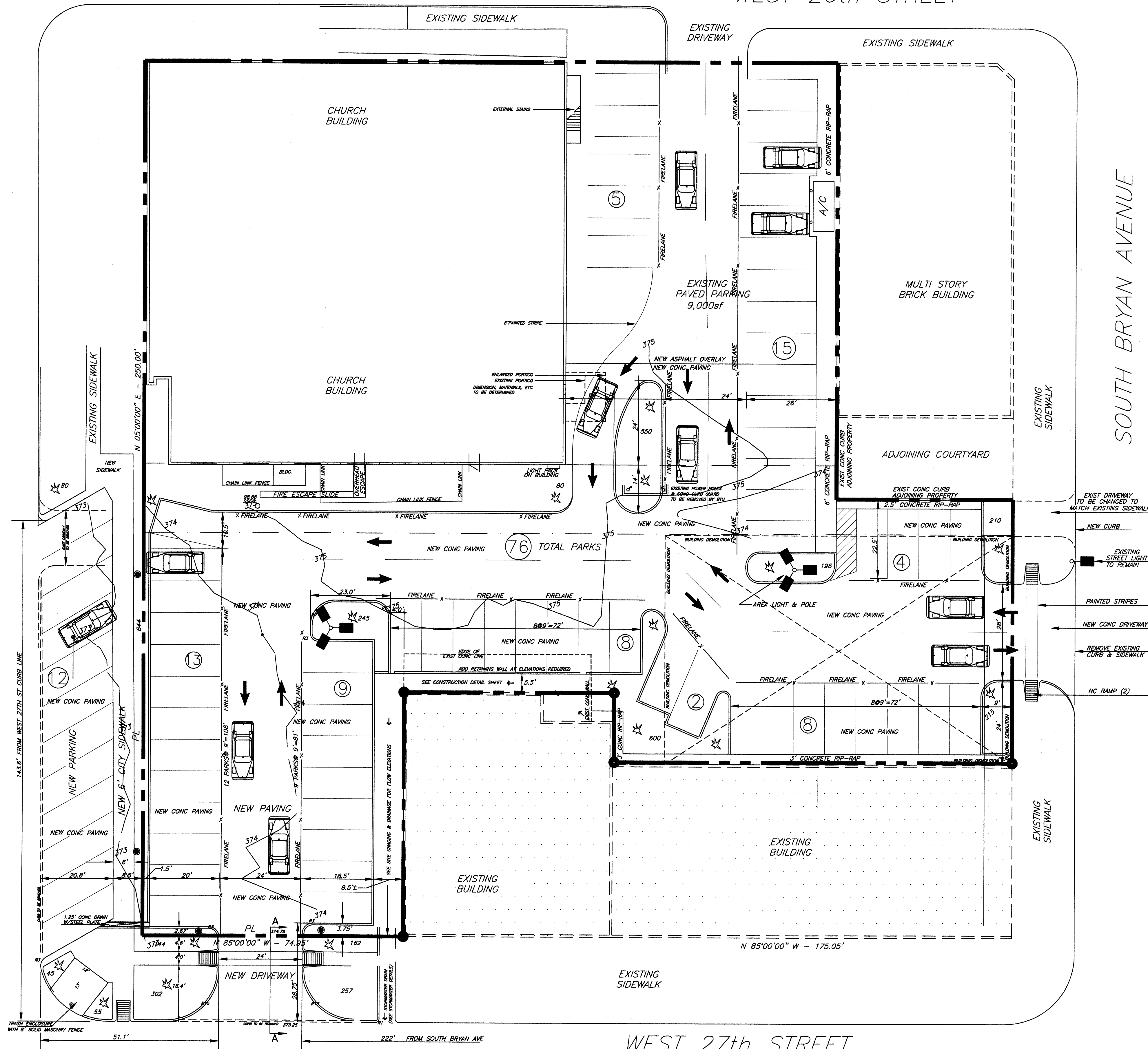
SOUTH PARKER AVENUE

WEST 26th STREET

SOUTH BRYAN AVENUE

WEST 27th STREET

S I T E D I M E N S I O N P L A N



LEGAL DESCRIPTION:
SAINT ANDREW'S EPISCOPAL CHURCH

LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- PARKING SPACES THIS ROW
- CURB (With Radius Call-out)
- FIRE LANE MARKING ACCORDING TO CITY OF BRYAN REQUIREMENTS
- SIDEWALK HANDICAP RAMP

PROJECT SCOPE:

- DEMOLITION
 - DEMOLISH AND REMOVE EXISTING SAVINGS AND LOAN BUILDING (1000S-6500 sq ft)
 - BASEMENT WALL TO BE EXCAVATED 5 FEET BELOW EXISTING FLOOR ELEVATION. NO RUBBLE OR DEBRIS TO REMAIN IN BASEMENT.
 - BACKFILL BASEMENT WITH SELECT FILL.
- CONSTRUCT ADDITIONAL PARKING
 - PROVIDE FILL (IF REQUIRED) FOR FINISH PAVING GRADE TO MATCH SIDEWALK AT SOUTH BRYAN AVENUE.
 - PREPARE EXISTING EARTH AND DRIVEWAY SOUTH OF CHURCH BUILDING FOR PAVING ACCORDING TO PLAN SHEET S.P.I.D.
 - ELIMINATE DRIVEWAY AT SOUTH PARKER AVENUE. ADD DRIVEWAY AT WEST 27th STREET.
 - GRADE AND CONSTRUCT CONCRETE DRAINAGE ALONG NORTH AND WEST SIDE OF SPARKS BUILDING.
 - CONSTRUCT SMOOTH TRANSITION BETWEEN EXISTING CHURCH PARKING AND NEW PARKING AREAS.
 - CONSTRUCT STREET PARKING ALONG SOUTH PARKER AVENUE.
- PARKING LOT ASPHALT OVERLAY
 - CONSTRUCT CURBING BETWEEN CHURCH BUILDING AND 3rd FLOOR CANTINA BUILDING ACCORDING TO SHOP DRAWINGS.
 - INSTALL 1-1/2" ASPHALT TOPPING ON EXISTING PARKING LOT.

PROJECT REQUIREMENT:

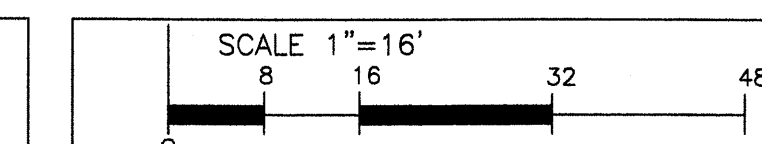
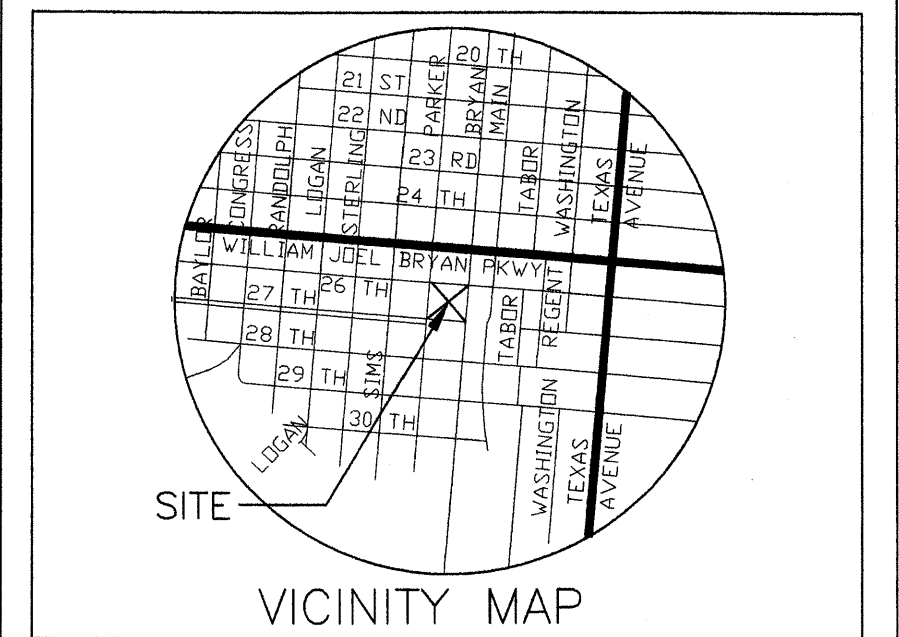
- STORMWATER DRAINAGE EASEMENT TO ACCOMMODATE RUN-OFF FROM SPARKS BUILDINGS ADJACENT TO THIS PROPERTY

GENERAL INFORMATION

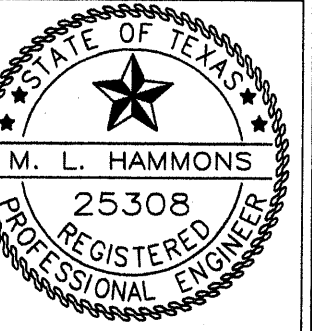
- THIS PROPERTY ZONED - DOWNTOWN DISTRICT
- ALL SIDEWALKS THIS PROJECT TO COMPLY WITH ADA REQUIREMENTS
- ALL HC PARKING TO BE MET WITHIN PARKING LOT ADJACENT TO EAST BUILDING ENTRY.

STORMWATER

- STORMWATER DRAINAGE EASEMENT MUST ACCOMMODATE RUN-OFF FROM SPARKS BUILDINGS ADJACENT TO THIS PARKING LOT
- STORMWATER DETENTION NOT REQUIRED
- NOTE OF PROJECT SITE IS LOCATED WITHIN THE 100yr FLOODPLAIN - ACCORDING TO FIRM MAP #4804100133C



M.L. HAMMONS, P.E.

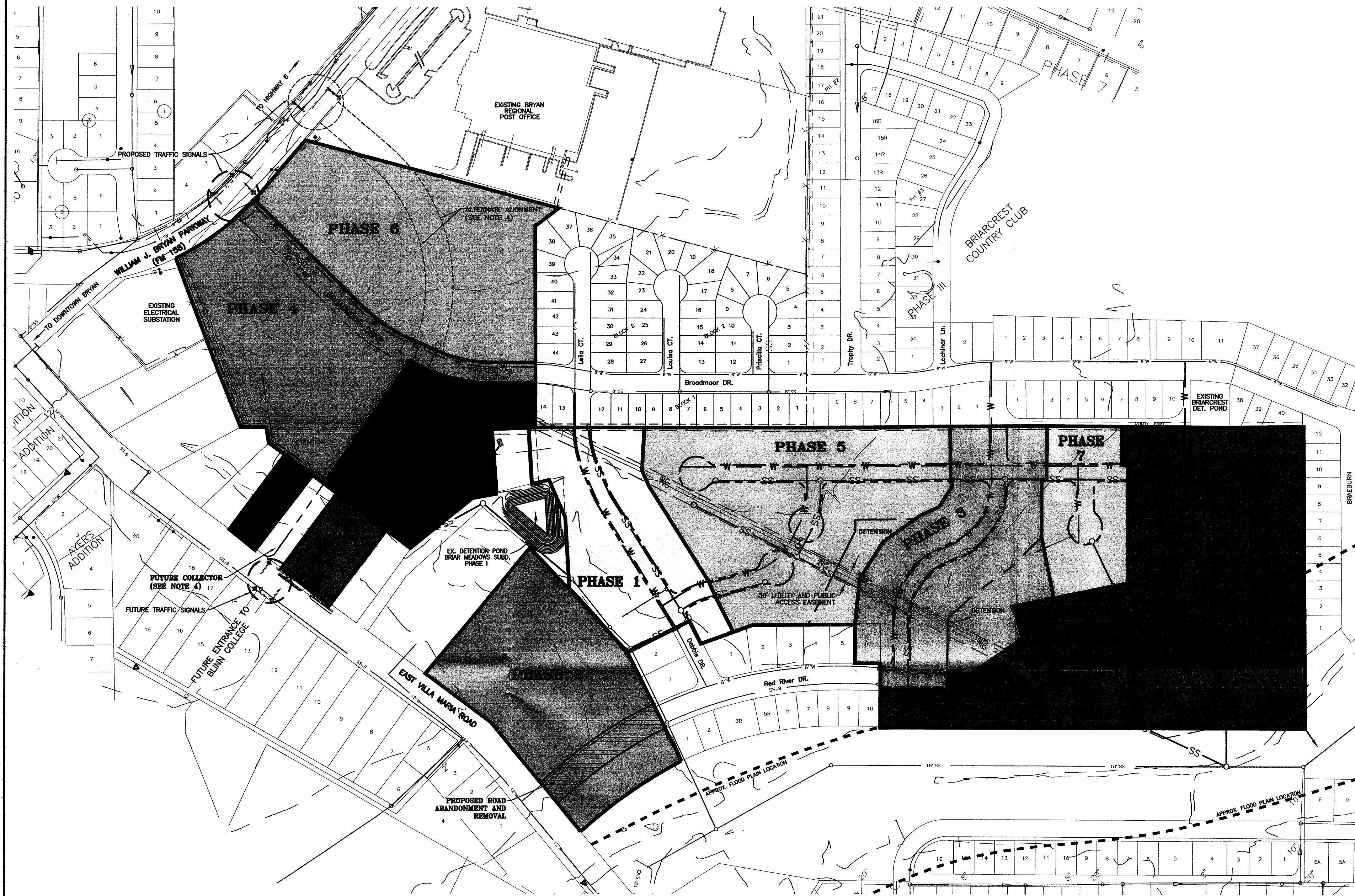


SITE DIMENSION PLAN
ST. ANDREW'S EPISCOPAL CHURCH
BRYAN, TEXAS

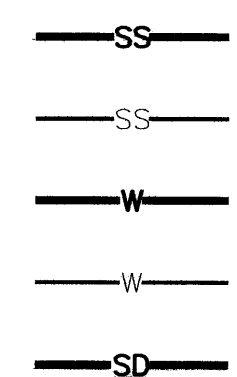
REVISION	DATE	DRAWN	CHECKED	DATE	PROJECT NUMBER
		RAI	H	5/1/06	

SP1.0

SP05-013 #2



LEGEND:

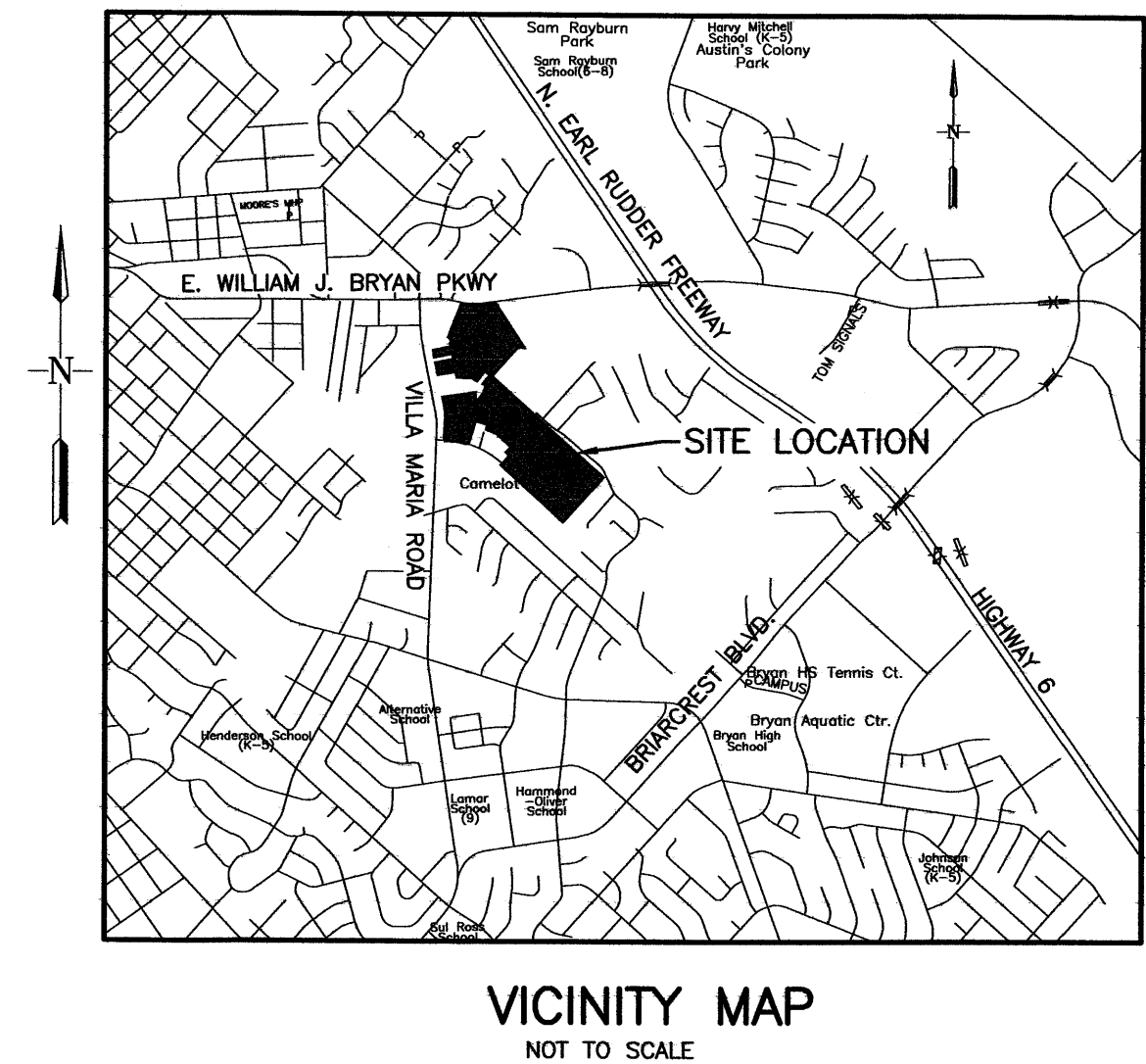


PROP. SANITARY SEWER
 EXIST. SANITARY SEWER
 PROP. WATER LINE
 EXIST. WATER LINE
 PROP. STORM DRAIN

PHASE	LAND USE	ACREAGE	MAX. DENSITY	MAX. DWELLING UNITS
1	SINGLE FAMILY/PATIO HOME	4.88 ACRES	7 D.U./AC.	34 UNITS
2	MULTI-FAMILY	6.87 ACRES		
3	SINGLE FAMILY/PATIO HOME/TOWNHOME	6.90 ACRES	10 D.U./AC.	69 UNITS
4	COMMERCIAL/RETAIL/OFFICE	7.40 ACRES	7 D.U./AC.	51 UNITS
5	SINGLE FAMILY/PATIO HOME	8.85 ACRES	7 D.U./AC.	62 UNITS
6	COMMERCIAL/RETAIL/OFFICE	7.80 ACRES		
7	SINGLE FAMILY/PATIO HOME	2.62 ACRES	7 D.U./AC.	18 UNITS
8	COMMERCIAL/RETAIL/OFFICE	4.27 ACRES		
9	SINGLE FAMILY/PATIO HOME	4.90 ACRES	7 D.U./AC.	34 UNITS
10	SINGLE FAMILY/PATIO HOME	5.60 ACRES	7 D.U./AC.	39 UNITS
11	SINGLE FAMILY/PATIO HOME	4.29 ACRES	7 D.U./AC.	30 UNITS
12	COMMERCIAL/RETAIL/OFFICE	1.12 ACRES		
13	COMMERCIAL/RETAIL/OFFICE	0.62 ACRES		

TOTAL 66.12 ACRES 337 UNITS

0 200 400 600
 SCALE: 1"= 200'



GENERAL NOTES:

- NO PUBLIC FACILITIES (I.E. PARKS, MUNICIPAL BUILDINGS) ARE PROPOSED AS PART OF THIS DEVELOPMENT.
- PUBLIC INFRASTRUCTURE (I.E. FIRE HYDRANTS, STORM DRAINS) WILL BE DESIGNED, CONSTRUCTED AND DEDICATED IN ACCORDANCE WITH CITY OF BRYAN CODES, GUIDELINES AND SPECIFICATIONS.
- THE ALTERNATE COLLECTOR ALIGNMENT SHOWING AN INTERSECTION WITH WILLIAM J. BRYAN PARKWAY ON THE POST OFFICE FRONTAGE MAY BE PURSUED UPON THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN, TXDOT AND THE U.S. POSTAL SERVICE.
- THE WESTERN PORTION OF THE COLLECTOR BETWEEN BROADMOOR AND VILLA MARIA, BEYOND THE PROPERTY, IS NOT INCLUDED IN THIS DEVELOPMENT PLAN, BECAUSE THE LOCATION IS FIXED ONTO PROPERTY NOT CONTROLLED BY THE DEVELOPER. IF THE DEVELOPER GAINS CONTROL OF THE PROPERTY, THIS MASTER PLAN WILL BE UPDATED. THIS ROADWAY PORTION MAY BE ADDED TO THE PROJECT THROUGH THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN ADDRESSING R.O.W. ACQUISITION AND OFF-SITE DEVELOPMENT COSTS.
- IN ORDER TO DEMONSTRATE THAT THE DETENTION REQUIREMENTS FOR THIS PROJECT CAN BE MET, SEVERAL POTENTIAL DETENTION AREAS HAVE BEEN IDENTIFIED. WHILE THESE AREAS ARE SHOWN WITHIN CERTAIN PHASES FOR THE PURPOSES OF PLATTING, THEY MAY BE CONSTRUCTED OR MODIFIED AHEAD OF, OR BEHIND THE SCHEDULE OF THE PHASE THEY ARE INCLUDED WITHIN.

FOR THE PURPOSE OF THIS MASTER PLAN, THESE DETENTION BASINS ARE NUMBERED ACCORDING TO THE PHASE IN WHICH THEY ARE SHOWN. THEREFORE, THERE ARE 5 DETENTION AREAS INCLUDED IN THIS MASTER PLAN, NOS. 3,4,5,8 & 11.

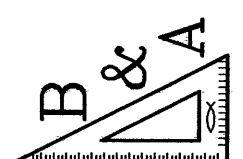
ANY BASIN MAY BE CONSTRUCTED ENTIRELY AT ONCE, OR CONSTRUCTED TO MEET THE NEEDS OF ONE PHASE AND THEN EXPANDED ONE OR MORE TIMES TO ACCOMMODATE LATER PHASES.

THE FOLLOWING PRELIMINARY LISTING INCLUDES EACH DEVELOPMENT PHASE, FOLLOWED BY THE DETENTION BASIN(S) THAT MAY BE USED TO PROVIDE ANY REQUIRED MITIGATION.

DEVELOPMENT PHASE 1 - DETENTION AREAS 8 AND/OR 11
 DEVELOPMENT PHASE 2 - DETENTION AREAS 8 AND/OR 11
 DEVELOPMENT PHASE 3 - DETENTION AREAS 3 AND/OR 11
 DEVELOPMENT PHASE 4 - DETENTION AREAS 4 AND/OR 8
 DEVELOPMENT PHASE 5 - DETENTION AREAS 3 AND/OR 5 AND/OR 11
 DEVELOPMENT PHASE 6 - DETENTION AREAS 4 AND/OR 8
 DEVELOPMENT PHASE 7 - DETENTION AREAS 3 AND/OR 11
 DEVELOPMENT PHASE 8 - DETENTION AREAS 4 AND/OR 8 AND/OR 11
 DEVELOPMENT PHASE 9 - DETENTION AREAS 3 AND/OR 5 AND/OR 11
 DEVELOPMENT PHASE 10 - DETENTION AREAS 3 AND/OR 5 AND/OR 11
 DEVELOPMENT PHASE 11 - DETENTION AREA 11
 DEVELOPMENT PHASE 12 - DETENTION AREA 4 AND/OR 8
 DEVELOPMENT PHASE 13 - DETENTION AREAS 4 AND/OR 8

- THE STREET SHOWN WITHIN PHASE 3 WHICH CONNECTS THE CURRENT END OF RED RIVER TO BROADMOOR, IS SHOWN AS A LOCAL STREET BASED ON THE CLOSURE OF RED RIVER AT VILLA MARIA. SHOULD THIS CLOSURE NOT BE EFFECTIVE BEFORE THE PRELIMINARY PLAT PROCESS BEGINS FOR PHASE 3, THE STREET WILL BE WIDENED TO COLLECTOR LEVEL.

Bleyl & Associates



Project Engineering & Management
 2251 N. LOOP 336 W.
 CONROE, TEXAS 77304
 (979) 268-1125 PHONE
 (979) 260-3849 FAX

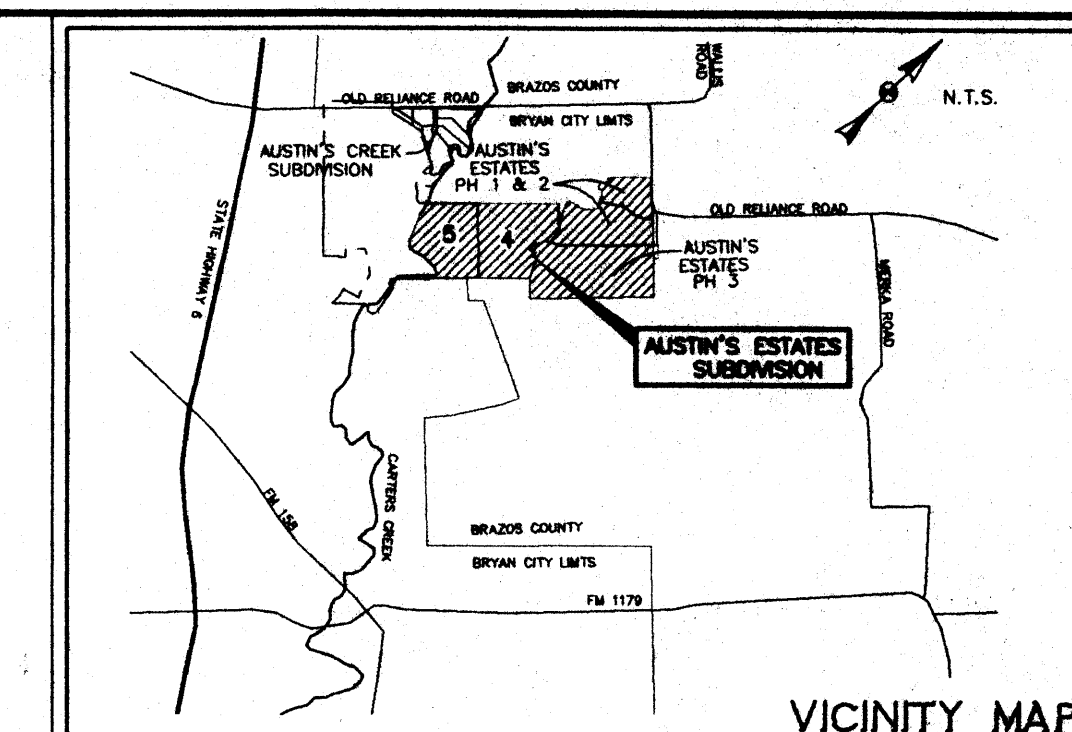
MASTER PLAN

BRIAR MEADOWS CREEK
 38.08 ACRES OF LAND
 IN THE JOHN AUSTIN SURVEY, A-2
 BRYAN, TEXAS

**DRAFT
 FOR
 REVIEW ONLY**

PROJECT NUMBER
7031
 FILE NAME: 7031-MP03
 SHEET: 1 OF 1

MP06-02 #4



EVERETT C. MARTIN
235 ACRES
VOL. 593, PG. 203

NOTES:

1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION-PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.
3. WATER SERVICE FOR AUSTIN'S ESTATES WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF BRYAN.
5. EXISTING AND PROPOSED PHASE ACRES:
 - PHASE 1: 8 RESIDENTIAL LOTS IN 16.29 ACRES
 - PHASE 2: 20 RESIDENTIAL LOTS IN 34.91 ACRES
 - PHASE 3A: 19 RESIDENTIAL LOTS IN 37.15 ACRES
 - PHASE 3B: 15 RESIDENTIAL LOTS IN 26.60 ACRES
 - PHASE 4A: 19 RESIDENTIAL LOTS IN 28.07 ACRES
 - PHASE 4B: 12 RESIDENTIAL LOTS IN 16.72 ACRES
 - PHASE 5: 21 RESIDENTIAL LOTS IN 30.45 ACRES

Received
MAY 03 2006
Development & Engineering
Services

**MASTER PLAN
(NOT FOR RECORD)
OF
AUSTIN'S ESTATES
PHASES 1 - 5**

282.9 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
88 JOINT VENTURE - MARK CARRABBA
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(936) 778-8850

(936) 778-8850
 SHEET 1 OF 1
 SCALE: 1"=300' APRIL 2006

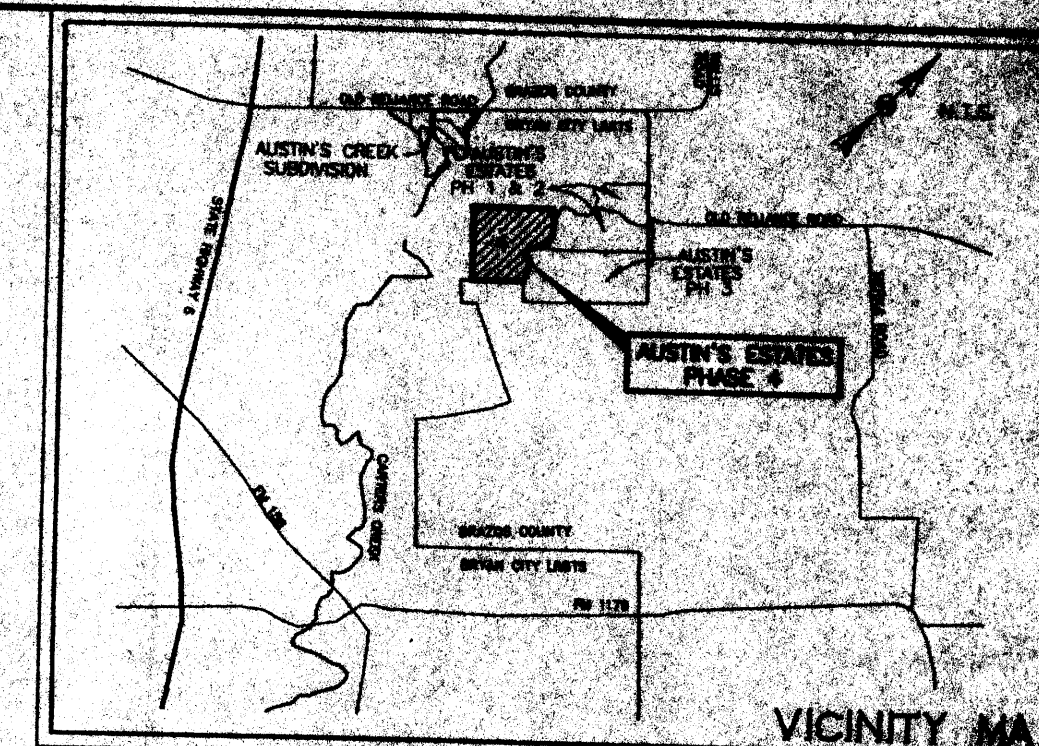
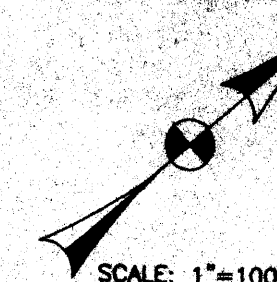
PREPARED BY:

===== KLING ENGINEERING & SURVEYING =====
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

MP06-05 #7

- NOTES:
1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION-PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 2. THIS 49.55 ACRE TRACT IS PART OF THE 88 JOINT VENTURE 405.01 AC. TRACT AS RECORDED IN VOL. 1029, PG. 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.
 3. A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.
 4. THE FOLLOWING BUILDING SETBACKS APPLY:

FRONT	SIDE	REAR	SIDE STREET
45'	25'	15'	45'
 5. PHASE ACRES:
 - PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-15 = 17.46 ACRES.
 - PHASE 4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-4 = 10.60 ACRES.
 - PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-11 = 13.01 ACRES.
 - PHASE 4A: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-4 = 3.60 ACRES.
 6. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
 7. WATER SERVICE FOR AUSTIN'S ESTATES, PHASE 4 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.



LOT LINE	LINE	TABLE:	DRAINAGE EASEMENT METES
	BEARING	DISTANCE	
L1	N62°45'49"E	8.29'	L23 S15°57'30"E 26.42'
L2	N52°14'12"E	183.41'	L24 S05°27'50"E 58.98'
L3	N46°03'10"W	11.50'	L25 S47°45'43"W 97.29'
L4	N67°56'56"E	15.00'	L26 N53°19'14"W 50.00'
L5	N81°04'34"E	62.21'	L27 N11°22'03"W 89.71'
L6	N43°56'50"E	29.19'	
L7	N74°02'30"E	37.17'	
L8	N81°02'51"E	15.00'	
L9	N40°19'32"E	28.97'	
L10	S74°02'30"W	37.93'	
L11	S36°21'48"W	43.16'	
L12	S74°02'30"W	40.41'	
L13	N75°49'50"W	52.56'	
L14	S47°56'50"W	37.08'	
L15	N44°06'33"E	30.45'	
L16	N44°16'27"W	34.78'	
L17	N29°02'09"W	30.94'	
L18	N11°08'26"W	18.19'	
L19	N08°27'53"E	26.65'	
L20	N18°26'36"E	45.15'	
L21	N30°35'36"E	11.39'	
L22	N36°40'46"E	19.06'	

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C20	177.30'	985.00'	10°31'37"	N57°30'01"E-177.05'
C22	42.89'	25.00'	98°17'23"	N03°05'31"E-37.82'
C23	53.80'	235.00'	13°07'00"	S39°29'40"E-53.68'
C24	44.65'	235.00'	10°53'06"	S27°29'37"E-44.58'
C25	63.31'	50.00'	72°32'33"	S14°13'12"W-69.16'
C26	75.15'	50.00'	86°06'55"	N86°27'04"W-68.27'
C27	64.89'	50.00'	74°28'21"	N08°09'26"W-60.51'
C28	23.18'	25.00'	53°07'48"	S04°30'50"W-23.36'
C29	69.12'	165.00'	24°00'06"	S34°03'07"E-69.62'
C30	90.26'	546.00'	9°28'17"	S48°40'58"W-90.16'
C31	196.53'	546.00'	20°37'23"	S63°43'48"W-196.47'
C32	36.21'	25.00'	82°59'39"	N39°32'40"E-33.13'
C33	35.86'	50.00'	41°05'40"	S11°35'41"W-35.10'
C34	90.61'	50.00'	103°49'43"	S84°03'22"W-78.71'
C35	76.98'	50.00'	88°12'28"	M00°04'26"E-88.80'
C36	23.18'	25.00'	53°07'48"	S17°36'45"W-22.36'
C37	42.33'	25.00'	97°00'21"	S57°27'20"E-37.45'
C38	36.01'	465.00'	4°26'11"	S71°49'25"W-36.00'
C39	208.24'	465.00'	25°39'29"	S56°46'34"W-208.50'
C40	74.23'	1035.00'	4°06'33"	N46°00'06"E-74.21'
C41	88.55'	100.00'	50°44'10"	N11°18'41"E-85.69'

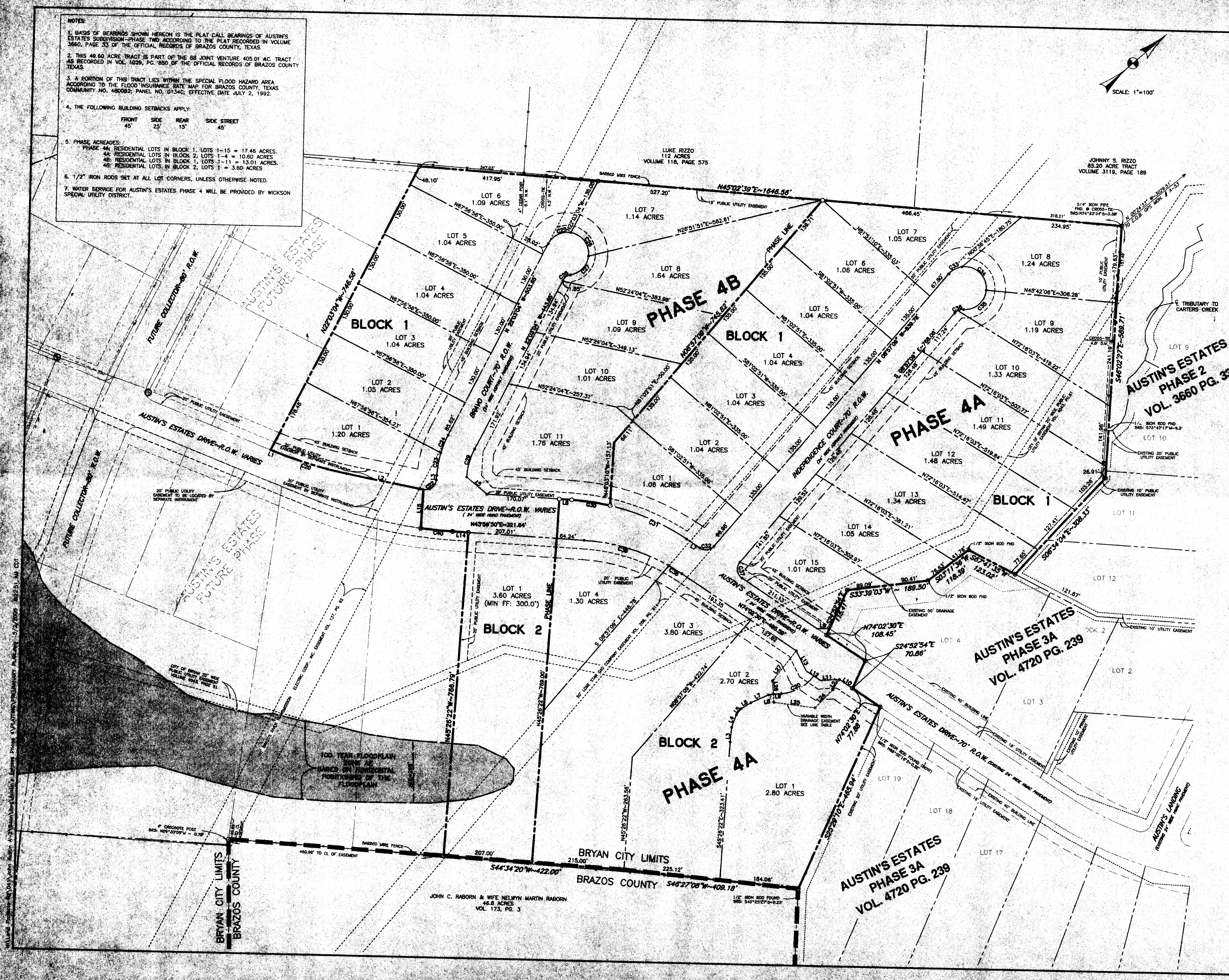
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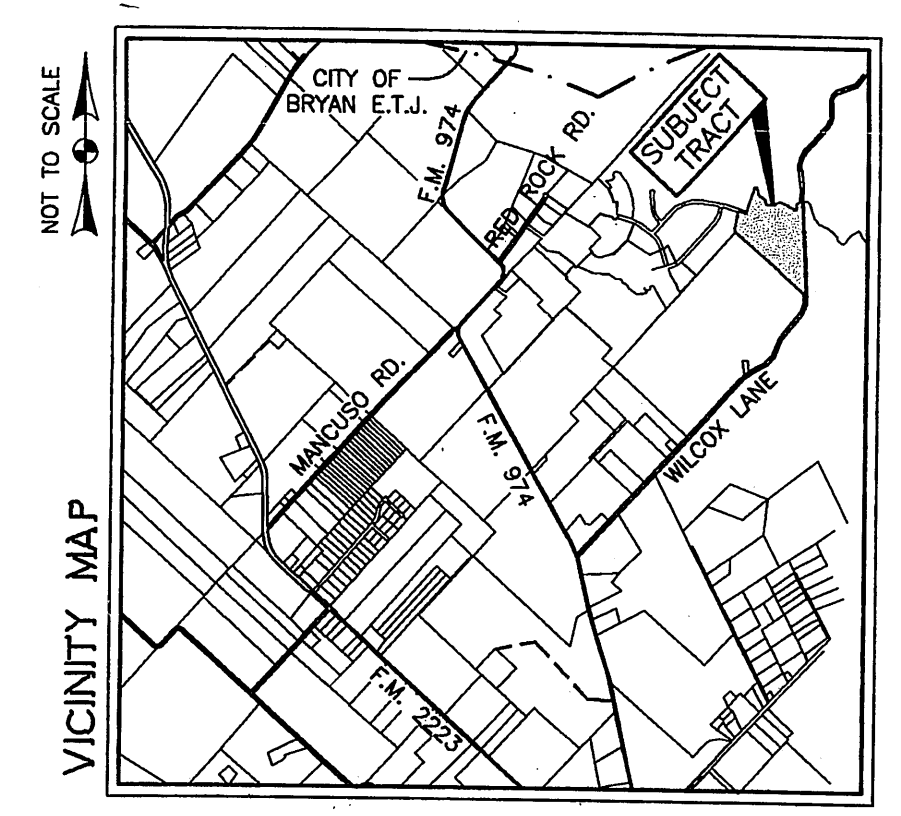
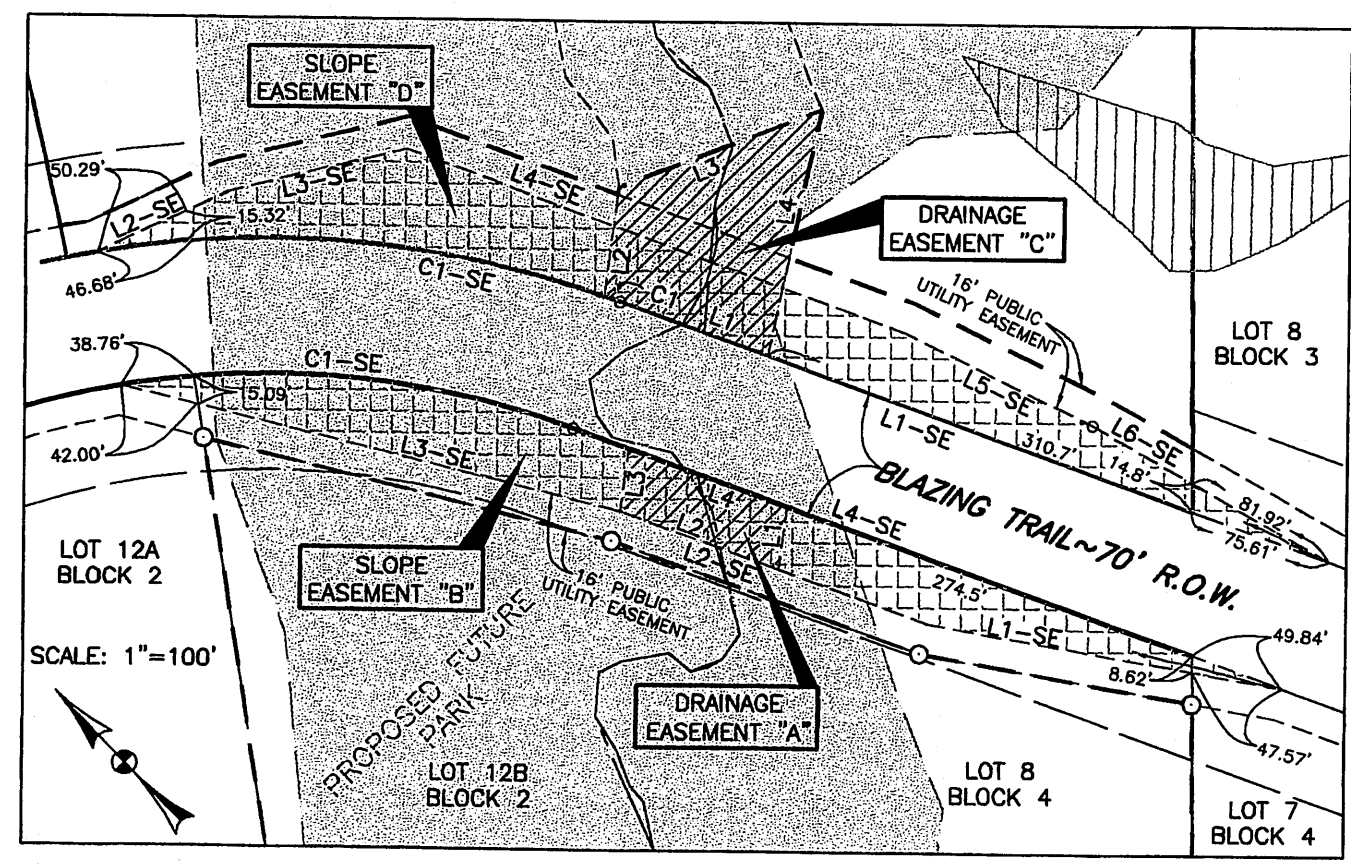
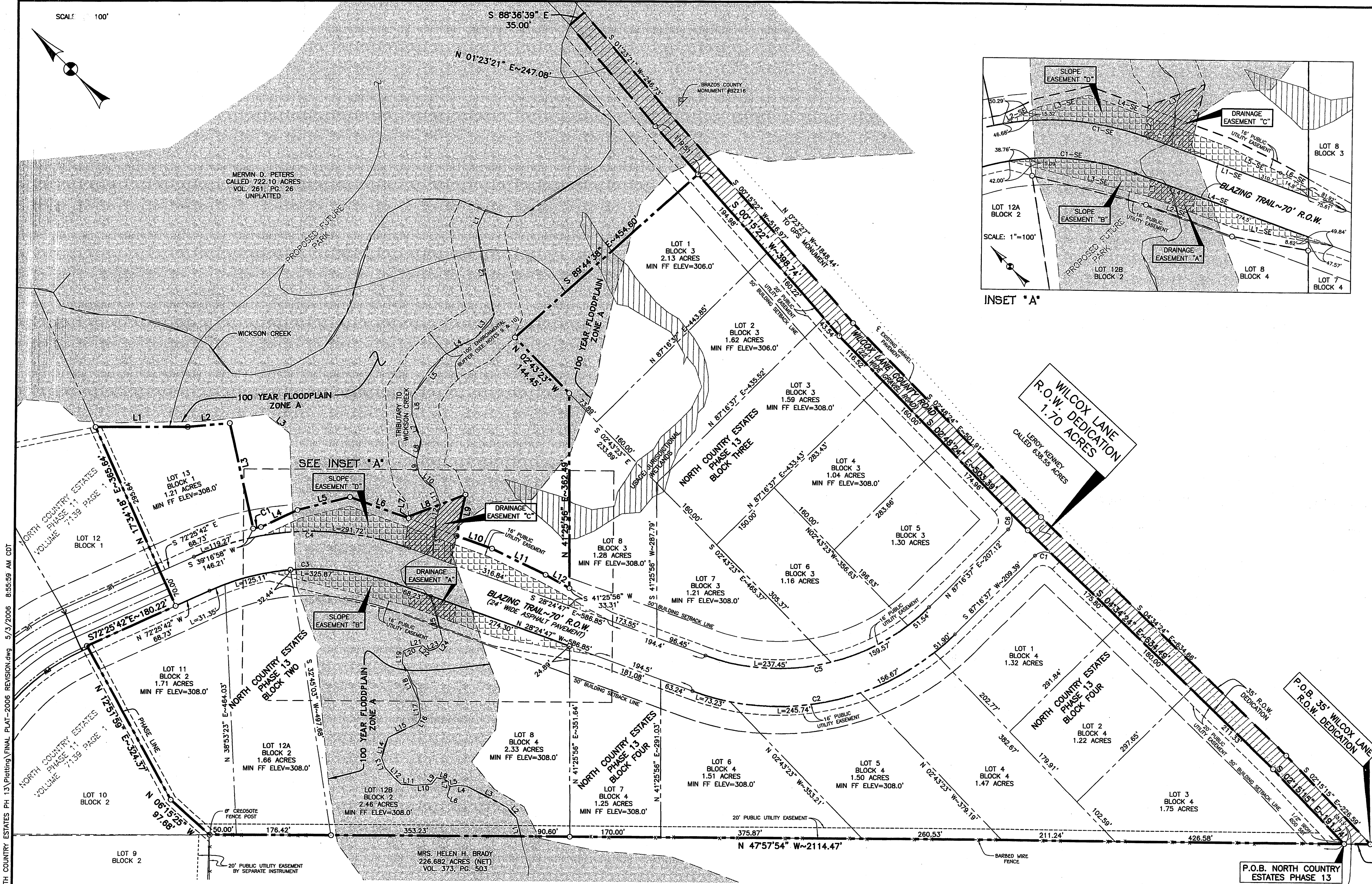
**FINAL PLAT
OF
AUSTIN'S ESTATES
PHASE 4A & 4B**

49.55 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
88 JOINT VENTURE - MARK CARRABBA
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(936) 778-8650

SHEET 1 OF 2
SCALE: 1"=100' APRIL, 2006
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS 77802-0234





- NOTES:
1. BEARINGS BASED ON GRID NORTH, NAD-83, TX. STATE PLANE-CENTRAL ZONE. DISTANCES ARE SURFACE. GRID FACTOR=0.999885445.
 2. A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0070C, MAP NO. 48041C0070C. EFFECTIVE DATE: JULY 2, 1992. FLOOD ZONE A - NO FEMA BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION DETERMINED BY BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR: BFE=300'. OBSERVED HIGH WATER MARK AT WILCOX LANE BRIDGE DUE TO MAY 13, 2006 RAINFALL WAS APPROXIMATELY 302.5'.
 3. ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE. THE FOLLOWING BUILDING SETBACKS APPLY:

	FRONT	SIDE	REAR	SIDE STREET
	50'	30'	30'	50'
 4. A 5' WIDE GUY WIRE AND ANCHOR EASEMENT EXTENDING 20' BEYOND ANY UTILITY EASEMENT WILL BE GRANTED FOR GUY WIRES AND ANCHORS NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES.
 5. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRDACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 6. PHASE ACRESAGES:
PHASE 13: RESIDENTIAL LOTS IN BLOCK 1, LOT 13 = 1.21 ACRES.
RESIDENTIAL LOTS IN BLOCK 2, LOTS 11, 12A-12B = 5.83 ACRES.
RESIDENTIAL LOTS IN BLOCK 3, LOTS 1-8 = 11.33 ACRES.
RESIDENTIAL LOTS IN BLOCK 4, LOTS 1-8 = 12.35 ACRES.
BLAZING TRAIL (70' R.O.W.) = 3.60 ACRES.
 7. NORTH COUNTRY ESTATES PHASE 13 IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
 8. 1/2" IRON RODS SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
 9. A PRELIMINARY JURISDICTIONAL DETERMINATION OF WATERS OF THE UNITED STATES & ADJACENT WETLANDS WAS CONDUCTED AND SUBMITTED TO THE UNITED STATES ARMY CORPS OF ENGINEERS (U.S.A.C.E.) FOR ACCEPTANCE JANUARY 2003. A SUBSEQUENT MITIGATION PLAN WAS SUBMITTED AND APPROVED WITH A U.S.A.C.E. LETTER OF PERMISSION (PROJECT NO. 200300012) FOR THE DISCHARGE OF DREDGED AND FILL MATERIAL INTO WATERS OF THE UNITED STATES JULY 2003.
 10. THE 100' ENVIRONMENTAL BUFFER IS MEASURED FROM THE CENTERLINE OF THE CREEK CHANNEL TO 50' EITHER SIDE OF THE CHANNEL. IT IS DEFINED AS AN AREA LEFT IN ITS NATURAL STATE TO BUFFER ANY IMPACT CONSTRUCTION/DEVELOPMENT MAY HAVE ON THE U.S.A.C.E. JURISDICTIONAL WATERS OF THE U.S. NO CONSTRUCTION EQUIPMENT OR ACTIVITIES ARE ALLOWED IN THIS AREA EXCEPT AS ALLOWED BY THE U.S.A.C.E. THIS AREA WILL BE DEED RESTRICTED TO PREVENT DISTURBANCE OF ITS NATURAL STATE. SHOULD SEDIMENT TRANSPORT INTO THE BUFFER AREA BE NOTICED, SILT FENCING IS TO BE INSTALLED ALONG THE LIMITS OF ANY CONSTRUCTION.
 11. WATER SERVICE FOR NORTH COUNTRY ESTATES PHASE 13 WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
 12. BASED ON THE DETERMINATION OF JURISDICTIONAL WATERS OF THE U.S. & ADJACENT WETLANDS, LOTS 1-3 BLOCK 3 AND LOTS 7-8 BLOCK 3 HAVE BEEN DETERMINED TO HAVE U.S.A.C.E. JURISDICTIONAL WETLANDS ON THEM. PROPERTY OWNERS MUST COMPLY WITH U.S.A.C.E. REQUIREMENTS APPLICABLE TO THESE AREAS.

- INDICATES BLAZING TRAIL VARIABLE WIDTH SLOPE EASEMENT
- INDICATES BLAZING TRAIL VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- INDICATES WILCOX LANE 35' WIDE RIGHT OF WAY DEDICATION.

PH. 13 BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	14.84'	551.00'	132°33'	S58°55'15"E~14.84'

PH. 13 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°08'05"E	171.49'
L2	S53°21'05"E	78.12'
L3	S29°01'30"W	201.11'
L4	S73°05'41"E	74.57'
L5	S61°58'24"E	100.98'
L6	S28°24'47"E	115.87'
L7	N49°23'25"E	3.49'
L8	S69°21'43"E	112.77'
L9	S53°51'34"W	78.02'
L10	S28°24'47"E	70.11'
L11	S22°20'15"E	110.72'
L12	S18°37'17"E	51.24'

PH. 13 R.O.W. CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.46'	25.00'	88°09'00"	S48°38'54"E~34.78'
C2	527.54'	470.00'	64°18'37"	N60°34'05"W~500.28'
C3	357.22'	465.00'	44°00'56"	N50°25'14"W~348.50'
C4	410.99'	535.00'	44°00'56"	S50°25'14"E~400.96'
C5	448.97'	400.00'	64°18'37"	S60°34'05"E~425.77'
C6	39.31'	25.00'	90°05'00"	N42°14'06"E~35.38'

LOT 1 BLOCK 1, & LOTS 3 & 4 BLOCK 4 LINE TABLE

LINE	BEARING	DISTANCE
L1	S65°59'43"W	36.98'
L2	S31°02'37"W	165.34'
L3	S81°32'53"W	52.78'
L4	N77°04'36"W	65.34'
L5	S79°43'37"W	97.67'
L6	S42°23'43"W	33.45'
L7	S21°30'51"W	49.03'
L8	S53°04'32"W	41.49'
L9	S29°45'41"W	25.40'
L10	S05°15'11"E	38.06'
L11	S20°16'53"W	32.80'
L12	S58°25'20"W	30.51'
L13	S46°15'27"W	67.63'

DRAINAGE EASEMENT "A" LINE TABLE (0.064 ACRE)

LINE	BEARING	DISTANCE
L1	S49°12'29"W	32.70'
L2	N28°24'47"W	87.55'
L3	N49°12'29"E	32.70'
L4	S28°24'47"E	87.55'

SLOPE EASEMENT "B" LINE TABLE (0.372 ACRE)

LINE	BEARING	DISTANCE
L1-SE	N38°12'36"W	187.71'
L2-SE	N28°24'47"W	170.05'
L3-SE	N34°29'49"W	267.94'
L4-SE	S28°24'47"E	392.37'

SLOPE EASEMENT "B" CURVE TABLE (0.372 ACRE)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1-SE	239.52'	465.00'	29°30'47"	N43°10'10"W~236.88'

DRAINAGE EASEMENT "C" LINE TABLE (0.198 ACRE)

LINE	BEARING	DISTANCE
L1	N28°24'47"W	81.67'
L2	N49°12'29"E	56.50'
L3	S69°21'43"E	112.77'
L4	S53°51'34"W	130.20'

DRAINAGE EASEMENT "C" CURVE TABLE (0.198 ACRE)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	8.89'	535.00'	0°57'08"	N28°53'21"W~8.89'

SLOPE EASEMENT "D" LINE TABLE (0.440 ACRE)

LINE	BEARING	DISTANCE
L1-SE	N28°24'47"W	392.45'
L2-SE	S73°05'41"E	75.12'
L3-SE	S61°58'24"E	94.60'
L4-SE	S28°24'47"E	275.22'
L5-SE	S22°20'15"E	109.35'
L6-SE	S18°37'17"E	141.86'

SLOPE EASEMENT "D" CURVE TABLE (0.440 ACRE)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1-SE	275.58'	535.00'	29°30'47"	N43°10'10"W~272.54'

LOT LINE TABLE FOR LOT 12B BLOCK 2 & LOT 8 BLOCK 4

LINE	BEARING	DISTANCE
L1	N28°01'28"E	35.32'
L2	N00°05'13"E	25.11'
L3	N20°51'40"W	86.68'
L4	N42°34'22"W	15.87'
L5	N58°02'12"W	12.63'
L6	N29°15'37"W	4.91'
L7	N36°16'52"E	8.02'
L8	N30°40'30"W	22.35'
L9	S80°08'36"W	15.13'
L10	N52°55'48"W	32.16'
L11	N43°39'07"W	25.21'
L12	N02°14'20"W	42.95'
L13	N22°21'11"E	18.27'
L14	N58°44'02"E	39.21'
L15	S74°18'24"E	60.50'
L16	N71°21'03"E	12.96'
L17	N34°53'20"E	29.46'
L18	N174°33'5"E	76.32'
L19	N46°12'46"E	22.52'
L20	S74°05'47"E	13.42'
L21	S58°37'11"E	24.91'
L22	S08°43'12"E	15.11'
L23	S70°18'21"E	17.23'
L24	N26°46'07"E	15.98'
L25	N26°27'29"E	85.91'

FINAL PLAT OF NORTH COUNTRY ESTATES PHASE THIRTEEN

34.32 ACRES

G. H. COLEMAN SURVEY, A-10
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
MERVIN D. PETERS & NORTH COUNTRY DEVELOPMENT, L.L.C.
1004 WOODHAVEN CIR.
COLLEGE STATION, TEXAS 77840
(979) 846-0575

SHEET 1 OF 2
SCALE: 1"=100' APRIL, 2006

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. & P.O. BOX 4234 & BRYAN, TEXAS & PH.979/846-6212

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